ACTIVE TRADING IN PRIVATE DWELLINGS AND FLATS.

Fine Riverside Drive Corner Bought by the West Side Construction Company for Improvement With a Tall Apartment House-Site in West 109th Street Sold.

A considerable amount of trading was reported yesterday from brokers' offices. It was widely distributed, affected a variety of premises and reflected what at this season is an unusually active condition of the market for real property. Private dwellings are selling better than they have done in years and elevator apartment houses are apparently coming into favor again with investors. Several expensive plots on the West Side were bought by builders for improvement with the latter kind of houses. In Harlem and in The Bronx a number of sites adapted for middle grade flats also passed into the hands of

Much of the construction work being undertaken at present was, of course, planned last spring, but was held up by the agitation over the mortgage tax bill. The signing of the bill has removed the uncertainty as to what interest rates and commission lenders will have to charge in order to obtain their customary net profits, and building loans are now readily obtained.

Private Sales.

SEVENTY-THIRD STREET - Douglas Robinson, Charles S. Brown & Co. have sold for Caroline Sommers No. 17 East Seventy-third street, a four story and basement dwelling, on let 22x102.2

dwelling, on lot 72Ni02 2

RIVERSIDE DRIVE.—A. I. Mordecai & Son have sold for the Ninety-second Street Company (Century Realty Company and Som Bros.) the plot 61NFO at the northeast corner of Riverside Drive and Ninety-second street to the West Side Construction Company (Jacob Axelrod, president), which will erect a nine story apartment house. The West Side Construction Company is improving the rest of the Riverside Drive front up to Ninety-third street.

WEST END AVENUE.—Frederick Zittell WEST END AVENUE. Frederick Zittell has sold for the Claremont Realty Company to a client for occupancy No. 5.3 West End avenue, a four story and basement dwelling on lot 1988.

dwelling on lot 1988.

WASHINGTON STREET—The Charles F. Noyes Company has sold for the Hall estate No. 295 Washington street, a three story brick building, on lot 19 68848 irregular BRADHURST AVENUE Millard Veit and W.J. Huston & Son Kave sold to a client of Abraham Nelson the coutheast corner of Bradhurst avenue and 143d street, a five story double flat with stores, on lot 23870. BULLIVAN STREET—George Backer has sold for Lowenfeld & Prager to Fein & Kressner the lot, 25x100, at No. 146 Sullivan

street
119TH STREET. -- Potsdam & Levin have sold
for Louis Lese to Furmann, Gettner &
Weitisch Nos 324, 326 and 336 East 119th
fireet, three two story and basement brick
dwellings, each on lot 18 6x100 11 treet, three two story and basement brick dwellings, each on lot 18 68169 11

2007H STREET.—The Brokers' Realty and Mortgage Company has sold for the Northwestern Realty Company the plot, 170x 100.11, on the south side of 10ath street, 100 feet west of Celtral Park West, to Max Weil. Mr. Weil has resold the property to Sobel & Keen, who will erect four sixstory apartment houses

THE BRONX—A. Shatzkin & Sons have bought a plot of eighteen lots on the north side of 215th street, 100 feet east of Sixth avenue. They have sold to a Mr. Shaniro a plot, 100x100, on the south side of 216th street, east of Sixth avenue; to a Mr. Gugliellmo a plot, 50x100, on the north side of 215th street, east of Sixth avenue; to a Mr. Pascale, a nlot 50x100, on the northwest corner of Cilden avenue and 215th street.

WASHINGTON STREET—Mary E. Pinchot has sold No. 110 to 116 Washington street, southwest corner of Carlisle street, a five story bonded warehouse, on a plot 100x 58x118x90.

Sex118x90.
 FORTY-THIRD STREET—I. B. Wakeman has sold for Hermann Wronkow No. 235 to 241 West Forty-third street, two seven story apartment houses, on plot 75x100.5;
 EIGHTY-THIRD STREET — Williams, Grodginsky & Haft have sold to Katz & Wimple No. 345 to 349 East Eighty-third street, three three story buildings, on plot 50x 102.2. The buyers will erect a six story flat.

147TH STREET -Picken & Lilly have sold for John E McKay No. 424 West 147th street, a three story private dwelling, on lot 19829.11 136TH STREET -Porter & Co. have sold for Bessie A Foley the three story k and stone dwelling at No. 242 West 13 street.

125TH STREET —Folsom Bros. have sold for Samuel Shapiro the five story double flat at No. 244 East 128th street, on 101 26x 100, o a Mrs. Ludwig. THIRTY-SECOND STREET -Louis Frankel has bought No. 318 to 322 East Thirty-second street, three four story double tenements, on plot 73x98.9.

117TH STREET —George Brettell & Son and M Fine have sold for Max Pullman to Ignatz Both the five story double flat at No 186 East 117th street, on lot 25x100. EIGHTY-FOURTH STREET,—Mandelbaum & Lewine have sold to the New Amsterdam Regity Company Nos. 114 and 116 West Fighty-fourth street, two five story flats FIRST AVENUE. S. Kadin has bought the three six story tenements with stores, on plot 100.11x100, in course of construction, at the northwest corner of First avenue and Joyn street.

113TH STREET.—David Pfeiffer has sold for H. Fow, No. 79 East 113th street, a five story plot, on lot 25x100.11. CLINTON STREET - E. V. Pescia & Co. have sold for Berkowitz & Landsman to a Mr. Rosenthal, Nos. 182 to 186 (linton street, two six story double tenements,

EIGHTY-FIRST STREET.—T. Scott & Son and Charles Hibson & Co. have sold for T. Kelley, the four story double flat, at No. 210 East Eighty-first street, on lot THIRD AVENUE.—T. Scott & Son and Charles Hibson & Co. have sold for Philip Freund, the four stery building, with store, at No. 800 Third avenue, on lot 20x75.

140TH STREET - Rule & Bach have sold for Simon Epstein the two four story tene-ments at Nes 507 and 509 East 149th street, between Courtlandt and Morris avenues, 140TH STREET - Rule & Bach have sold for Edwin L. Kalish the plot of four lots on the south side of 140th street, 300 feet west of Courtlands avenue.

streets, to the Baum Realty Company, which will build two six story apartment HOE AVENUE - Philip Weinberg and Samuel Goldstein have seld the nurthwest and northeast corners of 167th street and Hee avenue, 50x100 each, to a builder

185TH STREET. Duff & Brown have so'd for Aletta R. Bailey Nos. 168 and 170 West 135th street, two five story riple flats, on plot 50v100.

BRONX - Charles E. Duross has sold No. 1320 (hisholm street, 255 feet from Jennings street, for Mrs. Mary Gudenrath to Henry C. Roth. Mr. Duross was also the broker in the recent sale of No. 156 West Thirteenth street to Henry C. Roth.

Mis ellaneous.

Mis ellaneous.

Mrs. Mary Strong is the buyer of the apartment houses at the southeast corner of Seventh avenue and Fifty-eighth street, on plot 100x125, sold by the Appleby estate. Henry Phipps is the buyer of the lot at the south corner of Fifth avenue and Eighty-seventh street. The property is opposite Mr. Phipps's new residence, and the price, about \$225,000, is the highest yet reported from that part of Fifth avenue.

Cuozzo, Gagliano & Berman have leased for Lubetkin Bros. the six story tenement at No. 507 East Thirteenth street for tive years at an aggregate rental of \$21,000.

Henrietta C. Schweder, furrier and cloak manufacturer, is the buyer of the five story dwellings at Nos. 28 and 30 West Thirty-eighth street.

Plans have been filed with the Manhattan lans have been filed with the Manhattan Plans have been filed with the Manhattan Building Bureau for ten six story flats, each 40x86 11, to be built on the south side of 149th street, 190 feet east of Eighth avenue, for Mayer and Isaac Hoffman as owners, at a cost of \$500,000. The architect is Lorenz F. J. Weiher. Other Manhattan new building plans were a three story and attic public library, \$90,000, a five story flat, \$75,000, a two story office building, with stores, \$38,000; a five story bome for girls, \$15,000; two six flats, \$105,000, and a six story flat, with stores, \$50,000.
Plans filed with the Bronx Building Burgan included two five story flats, \$105,000 five three story tenements, \$25,000, and a two half story dwellings, \$25,000, and a two

CITY REAL ESTATE.

WE WILL BE perfectly frank with our readers. We do not expect to monopolize the COST IN-SURANCE business. We want to make every owner know that he should, for the moral effect, demand of his builder that the builder shall

become financially responsible for the work, that he shall tell the owner how much it will cost before he starts to build.

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HIGH GROUND, LEVEL LAND,
NO ROCKS.

Situated between Middle.own Road, Pelham
Road and fronting on the Eastern
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PELHAM BAY PARK the largest park in New York City, 1,750 acres with 9 miles of water front, with bathing, boating and fishing.

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OUR OFFER IS THE GREATEST BARGAIN OF THE CENTURY.

We are now selling improved city property at acreage prices, which in 12 to 18 months will positively increase 300 to 500 %. If you are looking for an unparalleled, glittedged investment or an ideal home site, this is your opportunity.

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ON beautiful Staten Island, near rapid transi-and trolley, with the surroundings and gardens in room Residence, price only \$6.50. Owner WM GROSSFETER, 5 Court st. stapleton, 8 I TO LET FOR BUSINESS PURPOSES. BARCLAY BUILDING

BROADWAY, S. W. corner DUANE ST. OFFICES SINGLE AND EN SUITE. FIVE FLOORS, 25 feet x 90 feet, in fireproof suilding, 128 West 23G st. near. Broadway, with or without steam power, elevator and steam heat. Inquire OWNER, on premises.

A THREE STORY AND BASEMENT BUILDING o. 143 West 32d, near Broadway; show window basement and first story front; cheap rent. In uire OWNER, 128 West 33d. LOFTS TO LET (very light); factory store from SELECT APARTMENTS

ABOVE 14TH ST., WEST SIDE. SPENCER ARMS, BROADWAY AT 69TH ST. READY FOR OCCUPANCY. SUPERINTENDENT ON PREMISES.

APARTMENTS TO LET-FURNISHED ABOVE 14TH ST., WEST SIDE

WILL RENT from now until October 1st, 1905, utily furnished handsome apartment in the Chais worth, 'Zhid Street and Riverside, consisting of ive sleeping rooms, one servant's room, three paths, library, reception and dining rooms; extra aerwant's room can be had in the building. Beautiful view of Hudson, Riverside Park and Driverside parks of Hudson, Riverside Park and Driverside parks of Hudson, Riverside Park and Driverside parks of Hudson, Riverside Parks of Hudson, Parks of

REAL ESTATE AT AUCTION. 91 CHOICE LOTS to be sold July 4th, Hacken-sack, N. J. F. B. ROSS, 150 Broadway, New York.

FARMS FOR SALE. SUMMER HOME—Cheap Price \$500. WEST & KOONZ, box T. Ballston Spa. N. V.

Yesterday's Auction Sales.

EALIA Vessey street.)
BY JAMES L. WELLS
Westchester avenue, sol to 805, and 630 and
632 St. Ann. 8 avenue, north east corner,
88.98121.778110.2; one and two story frame
buildings; to John Cordes
BY PHILLE A. SMITH. 159th street, norm side, 92 feet east of Court-landt avenue, 50x100, vacant; to the Pros-pect Realty Company. BY JOSEPH P. DAY. BY JOSEPH P. DAT.

151st street. No. 530, south side, 300.3 feet
east of Morris avenue, 25x118.5; vacant;
Felx Belando vs. Bernard Gazzolo et al;
partition to John T. Norton.

Courtlandt avenue, 705 and 707, west side,
50 feet north 15th street, 56x100, two story
frame hall. A. G. Hupfel vs. August Uni
and ano, due on judgment, 80,057.90; subject to taxes, &c., \$273.28; subject to
prior mortgages aggregating \$16,500; to
the plaintiff. \$3.800

BY BRYAN L. KENNELLY. BT BRYAN L. KENNELLT.
Trinity avenue. No. 686. east side, 500 feet south of 156th street, 25x73.5x25x74.5, four story brick tenement; M. A. Mullins vs. M.
B. Kirby et al; due on judgment, \$14,515.01; aubiect to taxes. &c., 3300; to John Martin \$16.100 CITY REAL ESTATE.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Better Than Harlem: Nearer Than Bronx

No restricted property possesses such SALES ARE greater than at any other

BANKERS' LAND & MORTGAGE CORP.,

RENT.

MONEY FOR 1st & 2nd MORTGAGES. SECOND MORTGAGES PURCHASED. I am also in a position to sell you Prooklyn

ONE OF THE FINEST CORNERS ON FLATBUSH AVENUE. Flatbush av. and Avenue G. A new 3 story store and that building, 22x55 feet; light brick and store trimmings; will be completed by July 1. Price \$13,000. Easy terms; make offer; will cut price to quick buyer. Address HERBERT ASHFIELD, 350 Fulton st. Brooklyn.

**BAY RIDGE LOTS** 

A. J. WALDRON,

NEW 2-FAMILY HOUSES. JUST THINK—I am selling new houses at old prices; \$5.000 will buy one of it rooms, 2 porcelain baths, open plumbing, hardwood trim, asphalted street, one block from "L" station, 25 minutes to Park row; \$700 cash; balance ame as rent; open sunday, JOHN E. SULLIVAN, 45th st., near 3d av. Office 5th av. and 52d st.

FOR SALE AT A BARGAIN, factory or tenement sites in Red Hook district, South Brooklyn: 22 full lots: 750 feet frontage on three streets; substantiabrick buildings on part of the premises; can be made available for warehouses or factories with slight alteration. FISH BROTHERS, 17 State st., Manhattan.

FLATBUSH—Price \$8,000; two-family houses; all modern improvements; hardwood trim; separate steam apparatus for each apartment; houses situated on East 28th st., between Avenues C and D. C. E. KERN, builder, on premises, or 706 Flatbush av.; tel. 1479-J Flatbush.

WIDOW SACRIFICING LOTS near Prospect Park and cars; any terms. ED-WARDS, 848 Flatbush av., Brooklyn. Open

FLATBUSH—Only two left in rapidly growing section: a good chance for advancement: 3-story single brick and stone; all latest improvements. Apply M. SCHWARTZ, on premises, Tilden and Bedford avs., Flatbush.

DYKER HEIGHTS.

everlooking Lower Bay, handsomest suburb Greater
New York; houses with hardwood trim, decorate;
44.500 up. WALTER L. JOHNSON, 13th av. and
tôth at. Brocklyn. \$6,400—ELEGANT 2-STORY AND BASEMENT stone front house, 8 rooms, bath; every improvement; choice location; Macch st., near Patchen av. CARROLLTON REALTY, World Building.

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LOW RATES. QUICK RESULTS.
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BARGAINS!

FOR SALE-HOUSE, BARN AND TWELLE LOTS price, \$5,000. Apply J. MI LLEN. Gravesend av. Avenue S. opposite race track, Gravesend, or 242 South St., New York. Tel. 75 Orchard. TO LET-Corner store, suitable for driggist, side store, tailor, barber, small business: Heralmet st. and Schenectady av.: Utica av. station Fulton st. elevated.

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Three-story frame, double, lot 25x100, \$5,550;
\$1,500 cash TAYLOR & STEWART, 510 Gates ave. FOR SALE - 5 LOTS, 201100, IN FLATBUSH 0 feet from Nostrand av., \$575 each, JARVIS 316 Hawthorne st. Flatbush. SUBURBAN HOMES, two story and attic frame a roo, latest improvements. JOHN S. MacGILLI BARGAIN IN FLATBUSH - New detached dwelling, never occupied, cost \$8,000; price, \$7,500. OS BORN, 1087 Flatbush av NEW TWO FAMILY HOUSES; two sets of t provements; terms \$1,000, \$10 per month. PAKINS, 2202 Beverley Road. TWO ACRES fronting Gravesend av. \$8. ultable terms. H. OUTRAM SEALE, 189 Mague st., Brooklyn. INVEST in paying property, showing incomes of to 20 per cent, on rentals. RODGERS, 4410 5th

SEE EDWARD JOHNSON'S model detached omes at beautiful Borough Park, containing 9 to FOR INVESTMENT-Five three story brick flats, 98 to 106 Chauncey St. GRAHAM, 232 Summer av.

\$10,000 ADDITIONAL CAPITAL REQUIRED for the purpose of promoting a large contracting cor-paration in this city, with no competition in its inc. there are very bright prospects for a party making the above investment, very best of ref-erences furnished. For full particulars apply to McDONALD WIGGINS CO., 257 Broadway.

GOOD POSITION to party or parties investil \$5,000 to \$10,000, grocery specialty business payir 100% profits; established trade; this is an unusual ly fine opening; highest references furnished. McDONALD WIGGINS CO., 257 Broadway. FURNISHED ROOMS TO LET. East Side

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Block from Grand Entrance to Central Park.
One of the World's Finest Parks.
INTERESTING TO STUDENTS OF ECONOMY. Single Rooms, with Private Bathroom, \$1 per Day up.

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For one or two families.
SEVERAL NOW READY.

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BAYSIDE PARK—Reautiful, complete suburban homes. NORTH SHORE REALTY CO., 202 East 22d st., New York. REAL ESTATE-OUT OF THE CITY. WESTCHESTER COUNTY-SALE OR

RENT. 500 BUILDING LOTS FOR SALE at White Plains, N. Y. Send for particulars. A. C. TODD REALTY CO., 92 Spring st., New York city. SUBURBAN LOTS, business and residential casy terms; subway connections. KLEIN, 41 West 125th st. Evenings; write.

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FREEPORT. LOTS \$100 In the Heart of the Town Size of lots 25x150. Easy payments.
Gas, water, electric light; reasonably restricted, title guarantee policy free of
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TO LET — Murray Hill, Flushing, four minutes walk from station, new house, 11 rooms; four rooms first floor, seven sleeping rooms; oak trimmed. Apply to J. P. CONWAY, 345 Broadway, N. Y., or 11 leth st., Flushing, L. I., or your own broker. AT LYNBROOK, L. I., 35 minutes from city, four lots, 25x100 each; nice house, 7 rooms; range, boiler, tubs, bathroom complete; \$2,450; one-third cash, nice bargain. C. L. WALLACE, Rockville Center.

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THE NEW RESIDENTIAL SUBURB.
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DRAFTSMEN and Tool Makers wanted im-mediately in a southwestern Massachusetts town or, particularly, punches, dies and sheet metal ooks state fully experience and name references. D. V., box 108 Sun office. MERCANTILE REFERENCE CO.

MERCAVILLE REFERENCE CO., Suite 1088, Tract Soctety Bidg., 150 Nassau St., NaY. WANT TO-DAY:
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Liberty Street 8 a. m.
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Returning leave
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St.1, 855 and 11 A. M., 210 P. M.

Saturdays, 850 A. M., 1214 and 240 P. M.

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Saturdays, 920 A. M., 115 and 310 P. M.

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OPENS JUNE 20
Select Family Hotel. Accommodates
All modern conveniences; picturesque
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location: excellent Golf Lapiv to For rates and booklet apply to A. I. CREAMER, Manager, North Conway, N. H. White Mountains, N. H. PROFILE HOUSE and 20 COTTAGES. C. H. GREENLEAF, President. Conducted for the comfort of a refined patron are. Beautiful walks, line roads, GOLF, TFN NIS, BOATING and all popular amusements Location unsurpassed.

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FOREST HILL HOTEL AND COTTAGES.
FRANCONIA, N. H. In the White Mountains.
Open July 1, Most charmingly located. Fiveroom cottages, with bath and open fires. Will
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Write for Booklet and Rates. GEO. W. WEEKS, Prop., Welrs, N. H

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Stroudsburg, Water Gap, Mount Pocono Cresco, Pocono Summit, Henryville inthe

Pocono and Blue Ridge Mountains

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Reached in from 214 to 314 hours from New York by special fast trains over Lacka-New York by special has trains over Lacas-wanna Raliroad; varying in elevation from one to two thousand feet; boating, bathing, fishing; golf and all outdoor amuaements. Booklets about hotels and boarding houses at Information Bureau, 429 Broadway, New York.

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Capacity 400 guests. Now open and remains open till November. The Hotel is most beautifully located on the Mountains, overlooking the Delaware River. Fine boating, bathing, fishing, bowling, golf and tennis. Write for special season rates. Booklet beautifully illustrated. American and European plan. Ample accommodations for automobiles and driving parties. 2½ hours from New York via Del. and Lackawanna R. R. CHARLES E. COPE. Owner and Proprietor. WATER GAP HOUSE.

Overlooking the beautiful Delaware River.

Delaware Water Gap, Pa.

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All tickets include admission to DREAMLAND, CONEY ISLAND. TIME TABLE SUBJECT TO CHANGE 

STEAMER TAURUS will make trips every day TO FISHING BANKS. Leave E. 31st St. 7.30 A. M.: Pler (New) No. 1, N. R., 8 20 A. M. Batt and tackle on board. Fare: Gentlemen. 75c.; Ladles, 50c.; Children. 25c. BELLEWOOD

ROUND TRIP TICKETS, 25 CENTS. ROUND TRIP TICKETS, 129TH ST., 35C.

Excursions Mountain 75°. Excursion Resort 75°. Excursion Resort

BAND CONCERT, AMUSEMENTS. OLD FASHIONED COUNTRY DINNER, 50c. VALLEY
R. R. Special Train leaves West
23d St. 8-23 A M: Cort
landt and Desbrosses Sts.
8-30 A. M. Fulton St.
Brooklyn, 8-15 A. M: Jersey
(Ity Fenna, Sta.), 8-50 A. M.
Newark, Market St., 9-05 PAREVIA BROOKLYN ANNEX 15c ADDITIONAL

Lake Hopatcong JUNE MARKET SERVICE 18 Special Train from Feet Liberty St. 8-30 a. m. South Ferry 8, 25 a. m. South Ferry 8, 25 a. m. 

Stops at Great Neck Saturdays.
The well equipped Steamer.
NANTASKET will cave Pieria.
E. R. (near Wall st.), on Saturdays
at 1.30 P. M.; 31st St., E. R., 1.45
P. M. Ret. arrive N. Y. 9.35
P. M. On Sundays, leave Pieria.
9.30; 31st St., E. R., 0.45 A. M.
Returning in the evening.
Excursion 50c. Tickets.

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